

M E M O R A N D U M

TO: Governing Board Members

FROM: Chip Merriam, Deputy Executive Director, Water Resources

DATE: September 12, 2007

SUBJECT: Approve Resolution Number 2007-xxx approving a partial release of a conservation easement for a project known as Jupiter Country Club

Staff Recommendation

Approve Resolution Number 2007-xxx approving a partial release of a conservation easement for a project known as Jupiter Country Club.

Background

The project site is located on the south side of Indiantown Road and west of the Florida Turnpike, in the Town of Jupiter, Palm Beach County.

Construction and operation of the surface water management system for the Jupiter Country Club (previously known as Parcel 19) residential and recreational development was previously authorized under Permit Number 50-02993-S and project construction activities are on-going. The project includes preserving, restoring, enhancing, and creating a total of 40.99 acres of on-site forested and herbaceous wetland mitigation areas that were previously placed under a Deed of Conservation Easement granted to the District.

The applicant requests authorization to modify one (1) of the existing on-site conservation easement areas known as Wetland No. 7 (WL-7), which is 1.7 acres in size. This request includes executing a Partial Release of Conservation Easement to release 0.21 acre of the preserved cypress forest wetland. This 0.21 acre area is proposed to be filled as a result of the State Road 706/Indiantown Road widening project, which includes berms and design constraints necessary to increase the widened roadway slope height and distance adjacent to the roadway overpass over the Florida Turnpike and Interstate 95 highways. This increases the footprint of the roadway fill area which necessitates filling a total of 0.36 acre of the WL-7 versus the previously approved 0.15 acre.

The mitigation plan previously authorized by the District for this project provided for an overall excess of 0.89 acre wetland mitigation credit which was previously placed under a Conservation Easement to the District. Based upon the proposed modification for an additional 0.21 acre of wetland impact to WL-7, there remains 0.60 acre of excess mitigation credit remaining after the easement is released. Therefore, since the applicant has previously offset the proposed 0.21 acre of additional wetland impacts, the District will not require that a new Deed of Conservation Easement be executed by the applicant to provide for additional compensation.

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